

DOMUS NOVA



Colville Terrace W11
£1,925,000



There's a true sense of antiquity to Colville Terrace's soaring townhouses, stucco frontages and cast-iron railings. This three-bedroom apartment – spread across the third and fourth floors – witnesses a contemporary transformation on a Victorian footprint. Proportions are generous with a truly welcoming atmosphere.

Optimising its fourth-floor vantage point, an open-plan kitchen and reception room is infused with sunlight through dual aspect windows. Blonde wood floors and whitewashed walls are poised for interior creativity, whilst a spacious living area can be delineated between a dining zone and sofas. The kitchen is all glossy cabinets and integrated appliances for a fuss-free culinary environment. From this floor, head out to the south-facing roof terrace.

Views across Notting Hill's roofscape are particularly enjoyable in all-day sun.



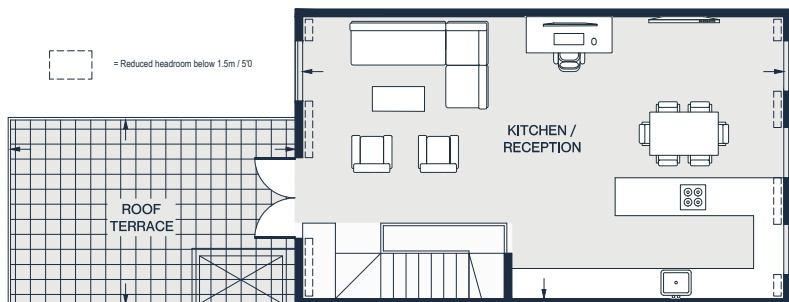
Downstairs, the principal bedroom suite is finished with hushed tones for a thoroughly calming feel. Its ensuite bathroom is wrapped in greyscale marble – a stylish backdrop for invigorating showers and long soaks. Two further bedrooms – which can be reimagined as study or exercise spaces – are served by an additional shower room.



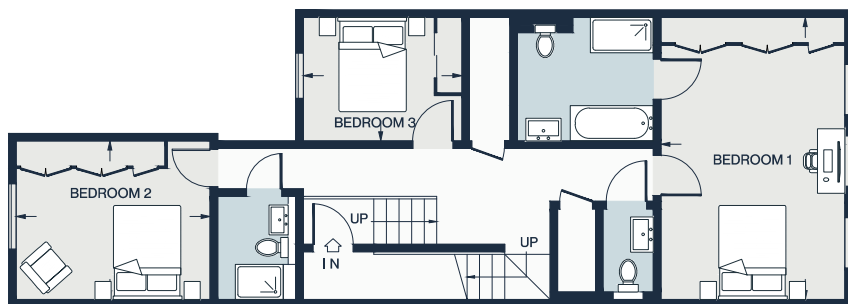








FOURTH FLOOR



THIRD FLOOR

KITCHEN / RECEPTION 31'4 x 18'5 (9.6m x 5.6m)	BEDROOM 1 18'2 x 11'11 (5.6m x 3.6m)	BEDROOM 3 10'3 x 8'1 (3.1m x 2.4m)
ROOF TERRACE 19'2 x 11'11 (5.8m x 3.6m)	BEDROOM 2 12'7 x 10'4 (3.8m x 3.1m)	

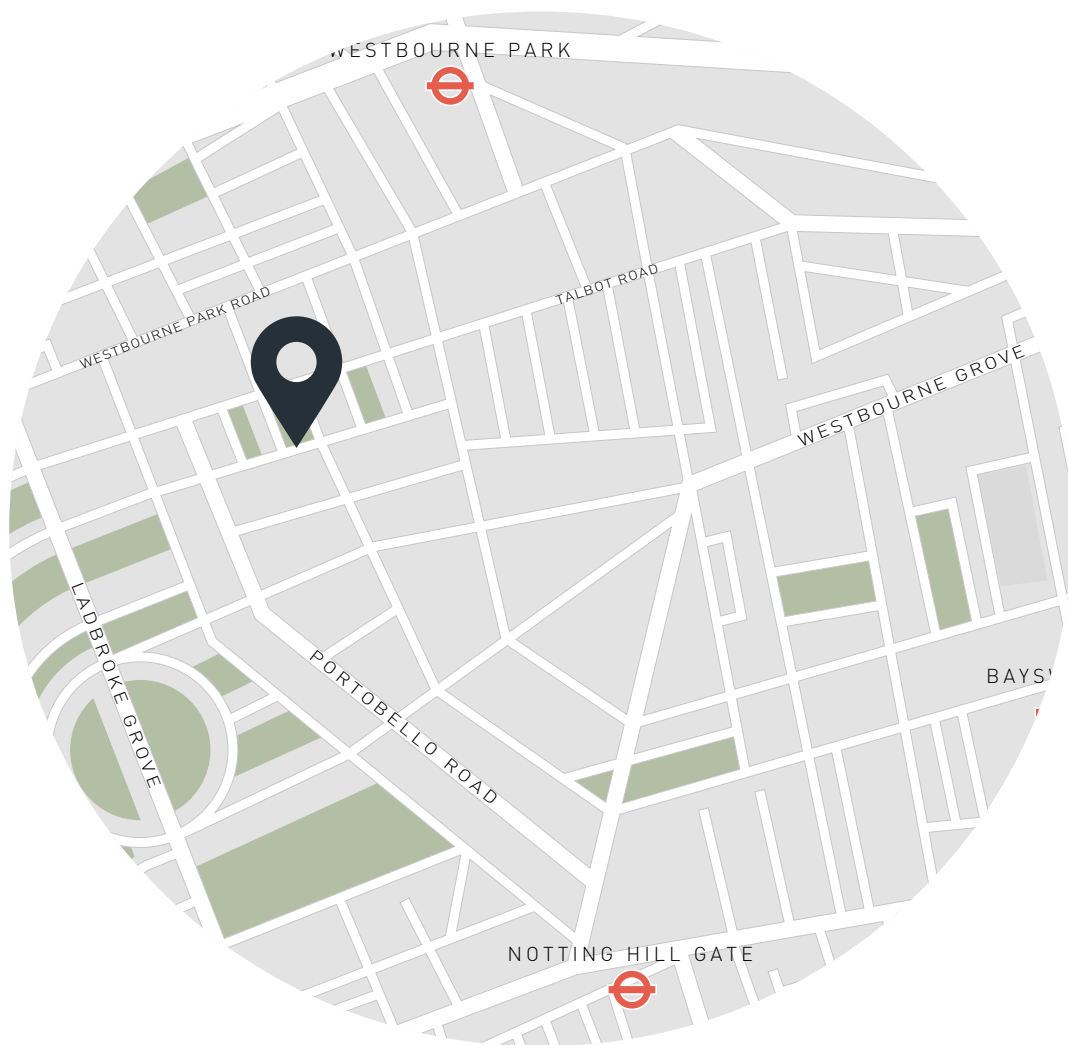
Approx. Gross Internal Area = 1,364 sq ft / 126.7 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

- Open-plan kitchen and reception room
- Principal bedroom suite
- Two guest bedrooms
- One further bathroom and WC
- Roof terrace
- Royal Borough of Kensington & Chelsea

- Approx 1,364 sq ft / 126.7 sq m
- EPC - C
- Leasehold - Circa 115 years remaining
- Ground rent - Circa £750 per annum
- Service charge - Circa £2,500 per annum
- Council tax band - G



Location

Just moments from Portobello Road, Colville Terrace is a quintessential Notting Hill street – lined with period townhouses in paint-box hues. The infamous Electric Cinema is on your doorstep or find a new page-turner at Lutyens & Rubinstein. Spend a morning sifting through vintage stalls before a walk around Holland Park. Morning brunch is best at Farm Girl or Sunday in Brooklyn; a tittle at The Ginstitute to complete an evening.

Ladbroke Grove – 8 mins (Circle, Hammersmith & City)
Notting Hill Gate – 10 mins (Central, Circle, District)

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020 7221 7817
sales@domusnova.com
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